

PFLUGERVILLE DTE WEST SUBDIVISION

SHEET LIST

SHEET NO.	DESCRIPTION
01	COVER SHEET
02	PRELIMINARY PLAN
03	EXISTING CONDITIONS AND DEMOLITION PLAN
04	TREE LIST
05	PROPOSED GRADING PLAN
06	WATER AND WASTEWATER PLAN
07	EXISTING DRAINAGE AREA MAP
08	PROPOSED DRAINAGE AREA MAP
09	PROPOSED INLET DRAINAGE AREA MAP
10	INLET DRAINAGE MAP CALCULATIONS
11	DRAINAGE PLAN
12	ILLUMINATION PLAN
13	STREET SECTIONS

NO.	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO.'S	TOTAL # SHEETS IN PLAN SET	NET CHANGE IMP. COVER (sq. ft.)	TOTAL SITE IMP. COVER (sq. ft.) [%]	DESIGN ENGINEER APPROVAL/DATE	CITY OF PLUGERVILLE APPROVAL/DATE	DATE IMAGED

GENERAL PLAN NOTES

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PLUGERVILLE. NO LOT IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR [PROPERTY OWNER(S)], HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH. THE PUE REQUIREMENT OUTLINED BY SECTION 15.16.9A OF THE UDC IS NOT MET AS A RESULT OF SECTION 5.10 OF PUD2024-00142.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A, BOTH AS AMENDED OR PUD #2024-00142.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- A PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL #48453C0280J FOR TRAVIS COUNTY EFFECTIVE 08/18/2014.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF THE PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THIS SUBDIVISION SHALL BE SUBJECT TO DEVELOPMENT REGULATIONS SET FORTH BY THE CITY OF PFLUGERVILLE PUD2024-00142 AND ASSOCIATED ORDINANCES.
- A MINIMUM EIGHT (8) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF MAIN STREET.
- THE ROADWAY IMPACT FEES WILL BE ASSESSED AT FINAL PLAT APPROVAL, AND WILL BE CHARGED AT BUILDING PERMIT APPLICATION.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).

SURVEYOR'S VERIFICATION

STATE OF TEXAS
KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS
THAT I, STEVEN M. DUARTE, CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITH THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

DATE

SHEET
01
OF 13

PRELIMINARY PLAN 1B
FOR
PFLUGERVILLE DTE
WEST SUBDIVISION

UTILITY PROVIDERS:

ATMOS
GEORGE TURCIOS
3110 N. I-35
ROUND ROCK, TX 78681

ONCOR
JAIME DOMINGUEZ
350 TEXAS AVE
ROUND ROCK, TX 78664

WATER AND WASTEWATER
CITY OF PFLUGERVILLE
100 E. MAIN ST, STE 100
PFLUGERVILLE, TX 78660

WATER ANALYSIS
AUTHOR: GARZAEMC
DATE:03/17/2025

WASTEWATER ANALYSIS
AUTHOR: GARZAEMC
DATE:03/17/2025

ENGINEERING REPORT
AUTHOR: GARZAEMC
DATE: 1/26/2025

DRAINAGE REPORT
AUTHOR: GARZAEMC
DATE: 1/26/2025

CITY OF PFLUGERVILLE- DEVELOPMENT
SERVICES CENTER PLANNING,
ENGINEERING, & BUILDING DEPARTMENTS
100 W MAIN ST,
PFLUGERVILLE, TX 78660

TRAVIS COUNTY EMERGENCY SERVICES
DISTRICT #2
203 E PECAN ST,
PFLUGERVILLE, TEXAS 78660

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON JANUARY 24, 2024. 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT 4004-136-1, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,134,374.861, E 3,139,758.521, ELEV. 806.96'

BEARING BASIS:
ALL BEARING ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000104047266.

FILE NO. : PP2025-000036

ADDRESS : RAILROAD AVENUE & E. PECAN ST.

SUBMITTAL DATE : JANUARY 27, 2025

SUBMITTED BY : ANNA MERRYMAN, P.E.
GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

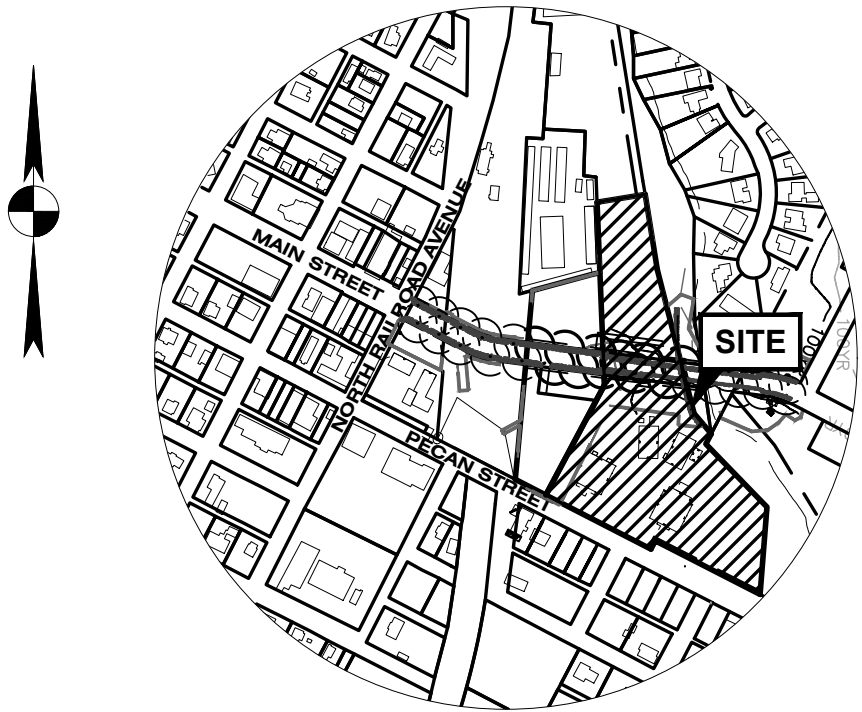
DATE

PLAN SUBMITTALS:

NO.	DATE	COMMENTS
1	1/27/2025	INITIAL SUBMITTAL
2	3/17/2025	UPDATE #1
3	4/21/2025	UPDATE #2
4	5/19/2025	UPDATE #3
5	5/28/2025	UPDATE #4

I, ANNA MERRYMAN, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION



VICINITY MAP

1" = 600'

OWNER: CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589
(512) 990-6100

OWNER: PFLUGERVILLE FIRST UNITED METHODIST CHURCH
500 E PECAN ST, PFLUGERVILLE, TX 78660
(512) 251-2575

MASTER DEVELOPER: GRIFFIN SWINERTON
260 TOWNSEND ST #1719
SAN FRANCISCO, CALIFORNIA
(415) 421-2980

ENGINEER: GarzaEMC, LLC.
7708 RIALTO BLVD, SUITE 125
AUSTIN, TEXAS 78735
(512) 298-3284

LANDSCAPE DWG.
ARCHITECT: 912B CONGRESS AVE,
AUSTIN, TEXAS 78701
(512) 320-0668

FLOODPLAIN INFORMATION:

SOME PORTION OF THE TRACT LIES WITHIN THE 100 YEAR AND 500 YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAPS 48453C0280J DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS INCORPORATED AREAS. THE TRACT WAS DETERMINED TO BE IN THE 100 YEAR AND 500 YEAR FLOODPLAIN AS DEFINED BY THE CITY OF PFLUGERVILLE.

LEGAL DESCRIPTION:

LOTS 1 & 2 OF AMENDED FINAL PLAT OF ROMANS 8:28, A SUBDIVISION RECORDED IN DOCUMENT NO. 201900127 OF THE OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

- TOPOGRAPHIC & TREE SURVEY OF A PORTION THE C.S. PARISH SURVEY NO 2, ABSTRACT NO. 621 CITY OF PFLUGERVILLE, TRAVIS COUNTY TEXAS BY 4WARD LAND SURVEYING DATED 03/07/2024
- TBM #1 - COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825, ±1,000' WEST OF FARM TO MARKET ROAD 685, AND ±6' WEST FROM A LIGHT POLE ON THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 686.67'
 - TBM #2 - COTTON SPINDLE FOUND ON TOP OF CONCRETE SIDEWALK ON THE NORTHEAST INTERSECTION CORNER OF FARM TO MARKET ROAD 1825 AND FARM TO MARKET ROAD 685, AND ±22' WEST FROM A DRAIN INLET TO THE NORTH SIDE OF FARM TO MARKET ROAD 1825. ELEVATION = 678.72'

- TITLE, TOPOGRAPHIC DESIGN, AND TREE SURVEY BY ATS ENGINEERS, INSPECTORS, & SURVEYORS DATED 08/08/2022
- BM NO. 1 - COTTON SPINDLE SET IN SIDEWALK; COORDINATES: N: 10,133,501.33 - E: 3,152,582.04 ELEVATION = 686.67'
 - BM NO. 2 - COTTON SPINDLE SET IN SIDEWALK; COORDINATES: N: 10,133,031.94 - E: 3,153,570.47 ELEVATION = 678.72'
 - BM NO. 3 - COTTON SPINDLE SET IN CURB; N: 10,134,456.42 - E: 3,154,214.24 ELEVATION = 697.94'



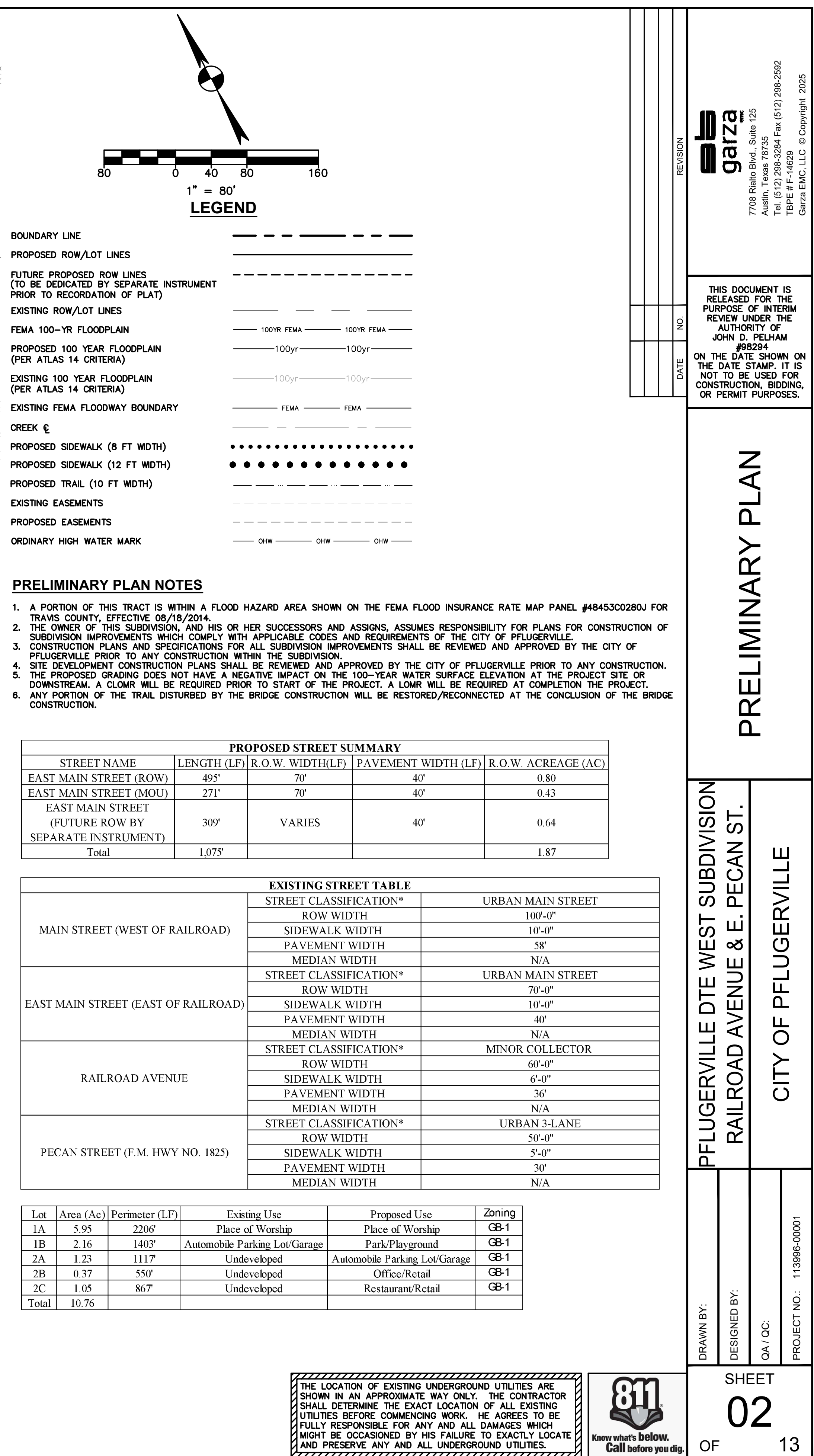
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Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629
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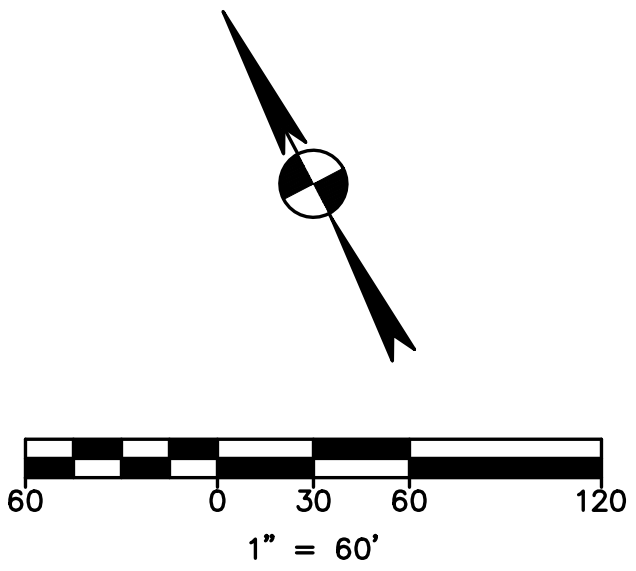
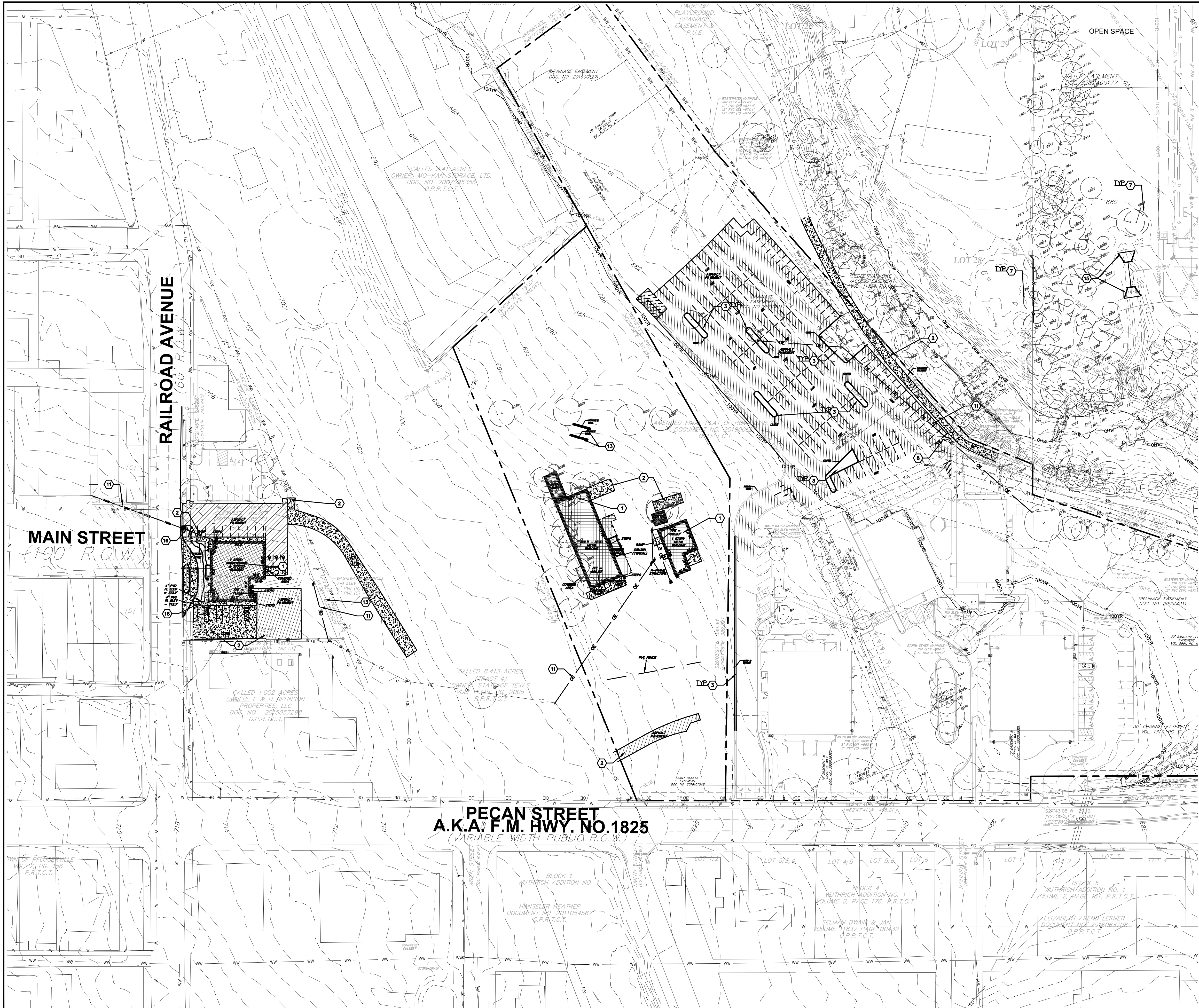
PROPOSED STREET SUMMARY				
STREET NAME	LENGTH (LF)	R.O.W. WIDTH(LF)	PAVEMENT WIDTH (LF)	R.O.W. ACREAGE (AC)
EAST MAIN STREET (ROW)	495'	70'	40'	0.80
EAST MAIN STREET (MOU)	271'	70'	40'	0.43
EAST MAIN STREET (FUTURE ROW BY SEPARATE INSTRUMENT)	309'	VARIES	40'	0.64
Total	1,075'			1.87

Lot	Area (Ac)	Perimeter (LF)	Existing Use	Proposed Use	Zoning
1A	5.95	2206'	Place of Worship	Place of Worship	GB-1
1B	2.16	1403'	Automobile Parking Lot/Garage	Park/Playground	GB-1
2A	1.23	1117'	Undeveloped	Automobile Parking Lot/Garage	GB-1
2B	0.37	550'	Undeveloped	Office/Retail	GB-1
2C	1.05	867'	Undeveloped	Restaurant/Retail	GB-1
Total	10.76				

TOTAL R.O.W. AND LOT ACREAGE 12.63 ACRES

PP2025-000036



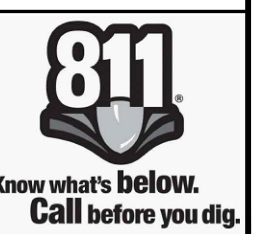


EXISTING	DEMO	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		CURB & GUTTER
		EDGE OF PAVEMENT
		CONCRETE SIDEWALKS
		STORM DRAIN LINE
		WATER LINE
		WASTEWATER LINE
		GAS LINE
		UNDERGROUND ELECTRIC LINE
		OVERHEAD ELECTRIC/COMMUNICATIONS LINE
		UNDERGROUND TELECOMMUNICATIONS
		UNDERGROUND FIBER OPTIC
		TREE TO BE REMOVED
		TREE TO BE SAVED
		EXISTING BUILDING TO BE DEMOLISHED
		EXISTING PAVEMENT TO BE DEMOLISHED
		EXISTING ATLAS 14 100-YR FLOODPLAIN
		EXISTING FEMA 100-YR FLOODPLAIN
		EXISTING FEMA FLOODWAY BOUNDARY
		ORDINARY HIGH WATER MARK

- NOTES:
1. EXISTING SITE, TOPOGRAPHY, AND TREE SURVEY COMPLETED BY 4WARD DATED 03/07/2024 UPDATED 04/16/2024 AND ATS DATED 08/08/2022.
 2. TREE LIST IS ON SHEET 04.
 3. THIS PRELIMINARY PLAN IS NOT FOR CONSTRUCTION. CONTRACTOR TO CONDUCT DEVELOPMENT FROM FINAL SUBDIVISION CONSTRUCTION PLANS.
 4. NO DEMOLITION, TREE REMOVAL, OR TREE PROTECTION MAY OCCUR WITHIN THE FEMA-DESIGNATED FLOODWAY.

- DEMOLITION KEYNOTES
- 1 EXISTING BLDG TO BE DEMOLISHED UNDER CITY OF PFLUGERVILLE DEMOLITION PERMITS 25-006189 AND 25-006190
 - 2 EXISTING PAVEMENT TO BE REMOVED
 - 3 EXISTING CURB AND GUTTER TO BE REMOVED
 - 4 EXISTING SIDEWALK/WALKWAY TO BE REMOVED
 - 5 EXISTING SIGNAGE TO BE REMOVED
 - 6 EXISTING TELECOMMUNICATIONS TO BE ABANDONED
 - 7 EXISTING TREE TO BE REMOVED
 - 8 EXISTING STRIPING TO BE REMOVED
 - 9 EXISTING EASEMENT TO BE VACATED
 - 10 EXISTING CONCRETE TO BE REMOVED
 - 11 EXISTING OVERHEAD TELECOMMUNICATIONS LINE & POLE TO BE REMOVED
 - 12 EXISTING WATER LINE TO BE REMOVED
 - 13 EXISTING STRUCTURE TO BE REMOVED
 - 14 EXISTING WATER STRUCTURE TO BE REMOVED
 - 15 EXISTING DRAINAGE STRUCTURE TO BE REMOVED
 - 16 EXISTING STORM LINE TO BE REMOVED
 - 17 EXISTING GAS METER TO BE REMOVED & SERVICE LINE TO BE CAPPED AT PROPERTY LINE

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



garza

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JOHN D. PELHAM

ON THE DATE SHOWN ON THE DATE STAMP, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

EXISTING CONDITIONS AND DEMOLITION PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.
CITY OF PFLUGERVILLE

DRAWN BY:

DESIGNED BY:

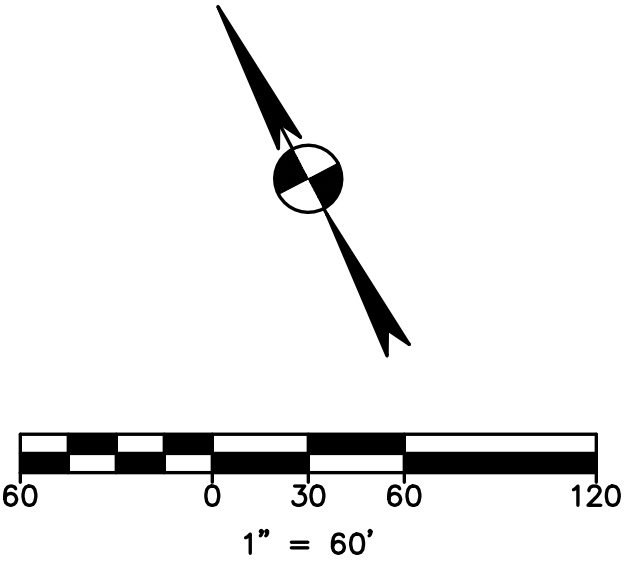
QA / QC:

PROJECT NO.: 113996-00001

SHEET 03

OF 13

PP2025-000036



LEGEND

BOUNDARY LINE	---
PROPOSED ROW/LOT LINES	---
FUTURE PROPOSED ROW LINES	---
EXISTING ROW/LOT LINES	---
FEMA 100-YR FLOODPLAIN	100YR FEMA 100YR FEMA
EXISTING 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr 100yr
PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)	100yr 100yr
EXISTING FEMA FLOODWAY BOUNDARY	FEMA FEMA
CREEK &	---
EXISTING 1' CONTOUR LINE	678
EXISTING 5' CONTOUR LINE	680
PROPOSED 1' CONTOUR LINE	678
PROPOSED 5' CONTOUR LINE	680
ORDINARY HIGH WATER MARK	OHW OHW OHW
RIVER CROSS SECTION	W.S.E. = XXX.XX'

GRADING NOTES

1. THE MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST TWO (2) FEET ABOVE THE CLOSEST, HIGHEST ADJACENT 100-YEAR WATER SURFACE ELEVATION.
2. A BRIDGE IS PROPOSED TO SPAN ACROSS GILLELAND CREEK.

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REVISION

NO.

DATE

NO.

DATE

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garza inc.

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PROPOSED GRADING PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.
CITY OF PFLUGERVILLE

DRAWN BY:

DESIGNED BY:

QA / QC:

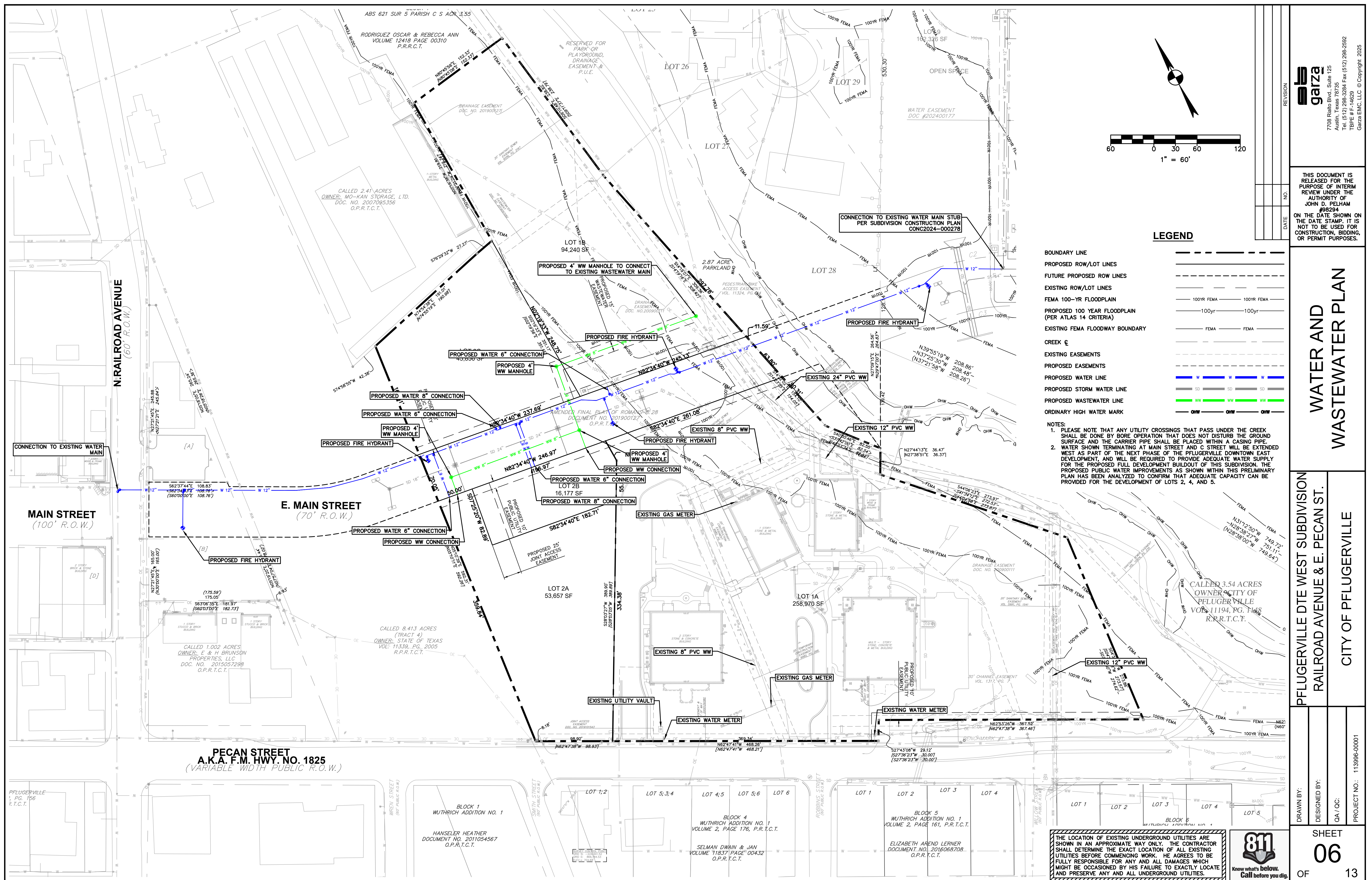
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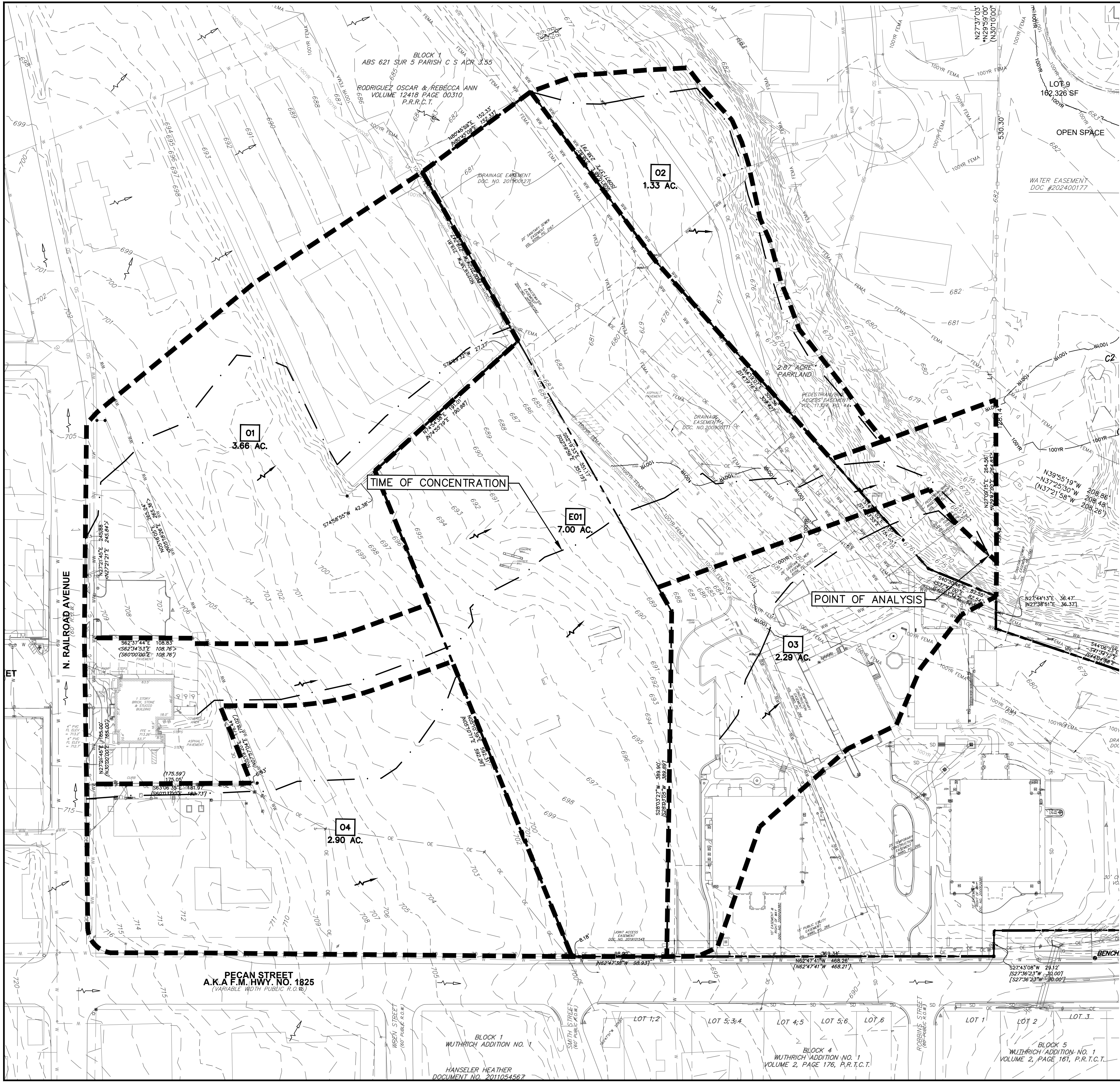
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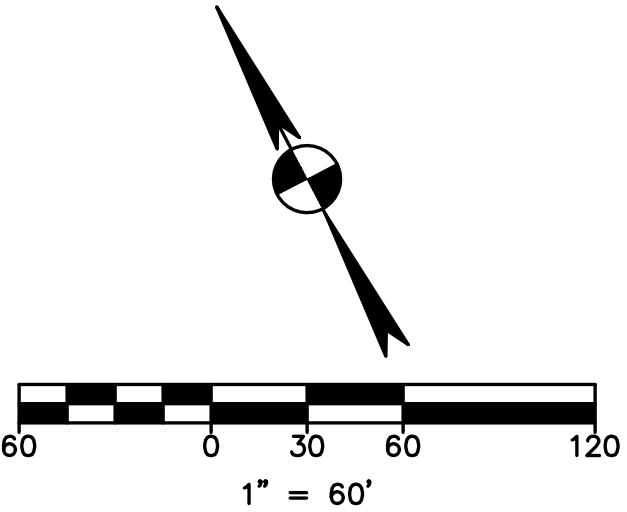
OF 13

PP2025-000036





LEGEND	
EXISTING	DESCRIPTION
	PROPERTY (R.O.W.) LINE
	CONTOUR
	TIME OF CONCENTRATION
	DRAINAGE DIVIDE
	DIRECTION OF FLOW
	DRAINAGE AREA NUMBER AND ACREAGE



Area: E1									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	6.73	6.73	6.73	6.73	6.73	Concrete	1.68	73,305	25.00
C	0.43	0.49	0.53	0.61	0.68	Grass, Fair, 2-7%	5.05	219,922	75.00
Tc	8.96	8.96	8.96	8.96	8.96				
I	5.23	7.71	9.41	12.32	15.78				
Q	15.3	25.6	33.9	50.6	72.8	Total	6.73	293,227	100

Area: O1									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	3.66	3.66	3.66	3.66	3.66	Concrete	1.48	64,587	40.50
C	0.48	0.54	0.59	0.67	0.74	Grass, Good, 2-7%	2.18	94,891	59.50
Tc	10.20	10.20	10.20	10.20	10.20				
I	4.98	7.34	8.95	11.71	15.01				
Q	8.7	14.6	19.3	28.6	40.6	Total	3.66	159,478	100

Area: O2									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	1.33	1.33	1.33	1.33	1.33	Concrete	0.11	4,637	8.03
C	0.33	0.39	0.43	0.50	0.60	Grass, Good, 2-7%	1.22	53,093	91.97
Tc	7.60	7.60	7.60	7.60	7.60				
I	5.54	8.17	9.98	13.06	16.75				
Q	2.4	4.2	5.7	8.7	13.2	Total	1.33	57,731	100

Area: O3									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.29	2.29	2.29	2.29	2.29	Concrete	1.47	64,072	64.26
C	0.56	0.62	0.67	0.75	0.82	Grass, Good, 0-2%	0.82	35,641	35.74
Tc	7.12	7.12	7.12	7.12	7.12				
I	5.66	8.36	10.21	13.36	17.13				
Q	7.2	11.9	15.6	23.0	32.1	Total	2.29	99,712	100

Area: O4									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.91	2.91	2.91	2.91	2.91	Concrete	0.93	40,579	32.03
C	0.49	0.56	0.59	0.67	0.73	Grass, Poor, 2-7%	1.98	86,124	67.97
Tc	9.67	9.67	9.67	9.67	9.67				
I	5.09	7.49	9.14	11.96	15.32				
Q	7.3	12.2	15.8	23.3	32.8	Total	2.91	126,703	100

E1	Sheet Flows		Shallow Concentrated Flow		Channel Flow		Sum
	Unpaved	Paved	Unpaved	Paved	Open Channel		
Length (L)	100	492	284		105		
Select Surface Type:	Short-grass prairie	N/A	N/A		Native Grass/Vegetation		
Manning's (n)	0.150				0.060		
Change in Elevation (ΔE)	6.46	22.21	18.35		0.71		
Slope=ΔE/L	0.0646	0.0451	0.0646		0.0068		
Tc	5.44	2.39	0.92		0.21		8.96

O1	Sheet Flows		Shallow Concentrated Flow		Channel Flow		Sum
	Unpaved	Paved	Unpaved	Paved	Open Channel		
Length (L)	100	364	251				
Select Surface Type:	Short-grass prairie	N/A	N/A				
Manning's (n)	0.150						
Change in Elevation (ΔE)	3.52	10.31	9.99				
Slope=ΔE/L	0.0352	0.0283	0.0398				
Tc	6.94	2.23	1.03				10.20

O2	Sheet Flows		Shallow Concentrated Flow		Channel Flow		Sum
	Unpaved	Paved	Unpaved	Paved	Open Channel		
Length (L)	100	91			453		
Select Surface Type:	Short-grass prairie	N/A	N/A		Native Grass/Vegetation		
Manning's (n)	0.150				0.060		
Change in Elevation (ΔE)	3.94	8.20			4.67		
Slope=ΔE/L	0.0394	0.0901			0.0103		
Tc	6.63	0.31			0.66		7.60

O3	Sheet Flows		Shallow Concentrated Flow		Channel Flow		Sum
	Unpaved	Paved	Unpaved	Paved	Open Channel		
Length (L)	110	64	211		75		
Select Surface Type:	Short-grass prairie	N/A	N/A		Native Grass/Vegetation		
Manning's (n)	0.150				0.060		
Change in Elevation (ΔE)	7.08	12.13	7.39		0.48		
Slope=ΔE/L	0.0644	0.1895	0.0350		0.0064		
Tc	5.88	0.15	0.92		0.16		7.12

O4	Sheet Flows		Shallow Concentrated Flow		Channel Flow		Sum
	Unpaved	Paved	Unpaved	Paved	Open Channel		
Length (L)	100	379					
Select Surface Type:	Short-grass prairie	N/A	N/A				
Manning's (n)	0.150						
Change in Elevation (ΔE)	2.88	12.55					
Slope=ΔE/L	0.0288	0.0331					
Tc	7.52	2.15					9.67

EXISTING DRAINAGE
AREA MAP

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

DRAWN BY:

DESIGNED BY:

QA / QC:

PROJECT NO.: 113996-00001

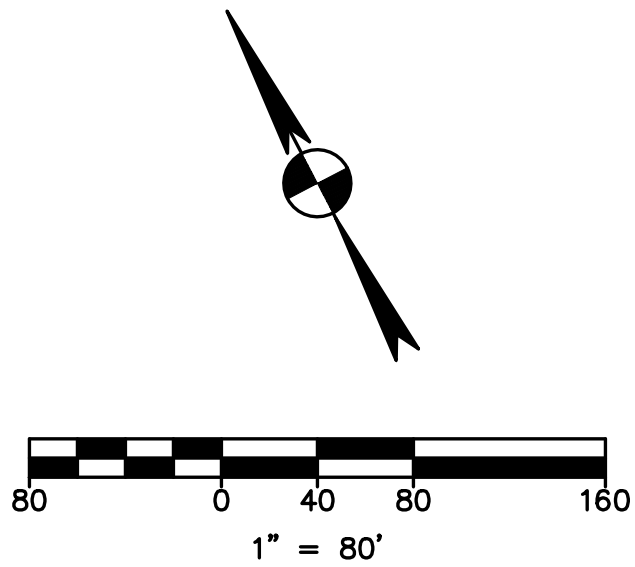
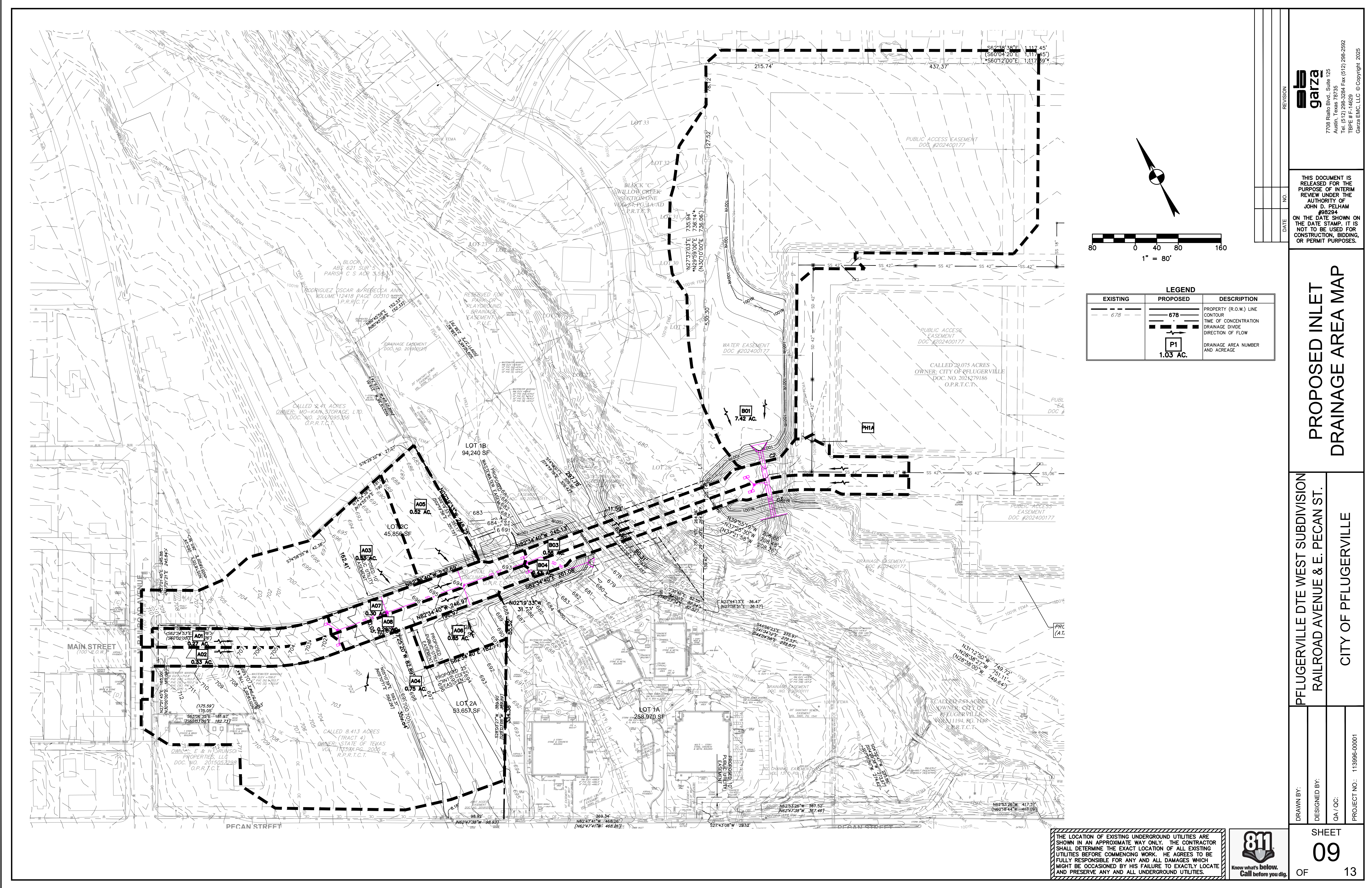
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LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY (R.O.W.) LINE
---	---	CONTOUR
---	---	TIME OF CONCENTRATION
---	---	DRAINAGE DIVIDE
---	---	DIRECTION OF FLOW
	P1	DRAINAGE AREA NUMBER AND ACREAGE
	1.03 AC.	

PROPOSED INLET
DRAINAGE AREA MAP

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.
CITY OF PFLUGERVILLE

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Area: B01									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt Grass, Good, 0-2%	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100

Area: B03									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt Grass, Good, 0-2%	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100

Area: B04									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt Grass, Good, 0-2%	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100

Area: B05									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt Grass, Good, 0-2%	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100

Area: B06									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.50	0.50	0.50	0.50	0.50	Asphalt Grass, Good, 0-2%	0.47	20,473	94.00
C	0.70	0.78	0.83	0.91	0.97				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	2.2	3.6	4.7	6.8	9.3	Total	0.50	21,780	100

Area: B07									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	1.01	1.01	1.01	1.01	1.01	Asphalt Concrete Grass, Good, 0-2%	0.70	30,492	69.31
C	0.60	0.67	0.72	0.81	0.87				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	3.8	6.3	8.3	12.1	16.9	Total	1.01	43,996	100

Area: B08									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.39	0.39	0.39	0.39	0.39	Asphalt Concrete Grass, Good, 0-2%	0.22	9,583	56.41
C	0.59	0.66	0.70	0.79	0.86				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	1.4	2.4	3.1	4.6	6.4	Total	0.39	16,988	100

Area: B09									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.20	0.20	0.20	0.20	0.20	Asphalt Concrete Grass, Good, 0-2%	0.12	5,227	60.00
C	0.63	0.70	0.75	0.84	0.90				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	0.8	1.3	1.7	2.5	3.4	Total	0.20	8,712	100

Area: B10									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.20	0.20	0.20	0.20	0.20	Asphalt Concrete Grass, Good, 0-2%	0.13	5,663	65.00
C	0.66	0.73	0.78	0.87	0.92				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	0.8	1.4	1.8	2.6	3.5	Total	0.20	8,712	100

Area: B11									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.26	0.26	0.26	0.26	0.26	Asphalt Concrete Grass, Good, 0-2%	0.17	7,405	65.38
C	0.65	0.73	0.78	0.86	0.92				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	1.1	1.8	2.3	3.3	4.6	Total	0.26	11,326	100

Area: B12									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.23	0.23	0.23	0.23	0.23	Asphalt Concrete Grass, Good, 0-2%	0.13	5,663	56.52
C	0.60	0.67	0.71	0.80	0.87				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	0.9	1.4	1.9	2.7	3.8	Total	0.23	10,019	100

Area: B13									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.31	2.31	2.31	2.31	2.31	Concrete Grass, Good, 0-2%	2.19	95,592	95.00
C	0.72	0.80	0.85	0.94	0.97				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	10.5	17.2	22.3	32.3	43.1	Total	2.31	100,624	100

Area: B14									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	1.54	1.54	1.54	1.54	1.54	Concrete Grass, Good, 0-2%	0.91	39,640	59.09
C	0.53	0.59	0.64	0.72	0.79				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	5.1	8.5	11.2	16.5	23.3	Total	1.54	67,082	100

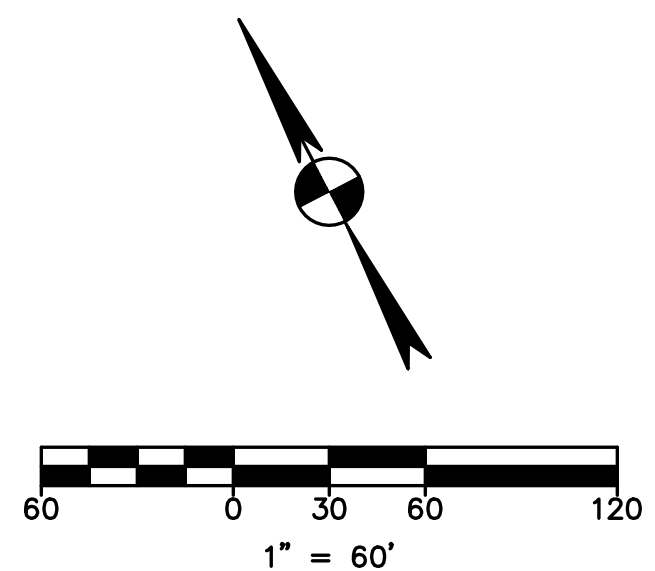
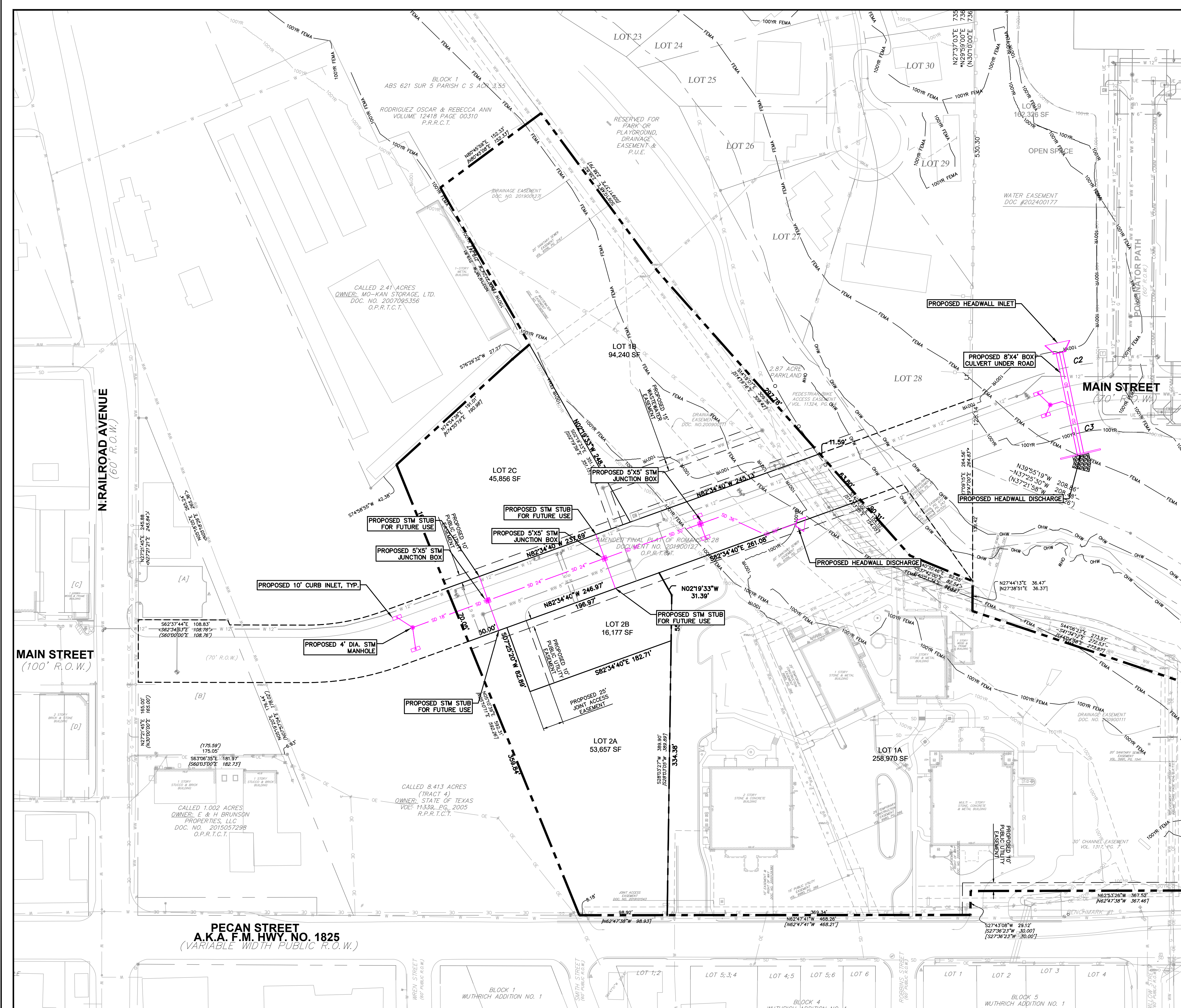
Area: B15									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	2.25	2.25	2.25	2.25	2.25	Concrete	2.25	98,010	100.00
C	0.75	0.83	0.88	0.97	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	10.6	17.3	22.5	32.5	43.1	Total	2.25	98,010	100

Area: B16									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.12	0.12	0.12	0.12	0.12	Asphalt Concrete Grass, Good, 0-2%	0.06	2,614	50.00
C	0.65	0.72	0.77	0.86	0.92				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	0.5	0.8	1.1	1.5	2.1	Total	0.12	5,227	100

Area: B17									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.10	0.10	0.10	0.10	0.10	Asphalt Concrete	0.06	2,614	60.00
C	0.74	0.82	0.87	0.96	1.00				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	0.5	0.8	1.0	1.4	1.9	Total	0.10	4,356	100

Area: B18									
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.24	0.24	0.24	0.24	0.24	Asphalt Concrete Grass, Good, 0-2%	0.11	4,792	45.83
C	0.65	0.72	0.77	0.86	0.92				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	1.0	1.6	2.1	3.1	4.2	Total	0.24	10,454	100

Area:						B19			
Event	2-yr	10-yr	25-yr	100-yr	500-yr	Surface	Acres	SF	%
Acres	0.31	0.31	0.31	0.31	0.31	Asphalt Concrete Grass, Good, 0-2%	0.10	4,356	32.26
C	0.59	0.66	0.70	0.79	0.85				
Tc	5.00	5.00	5.00	5.00	5.00				
I	6.28	9.28	11.35	14.89	19.15				
Q	1.1	1.9	2.5	3.6	5.1	Total	0.31	13,504	100



LEGEND

- BOUNDARY LINE
- PROPOSED ROW/LOT LINES
- FUTURE PROPOSED ROW LINES
- EXISTING ROW/LOT LINES
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100 YEAR FLOODPLAIN (PER ATLAS 14 CRITERIA)
- EXISTING FEMA FLOODWAY BOUNDARY
- CREEK &
- EXISTING EASEMENTS
- PROPOSED EASEMENTS
- PROPOSED WATER LINE
- PROPOSED STORM WATER LINE
- PROPOSED WASTEWATER LINE
- ORDINARY HIGH WATER MARK



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DRAINAGE PLAN

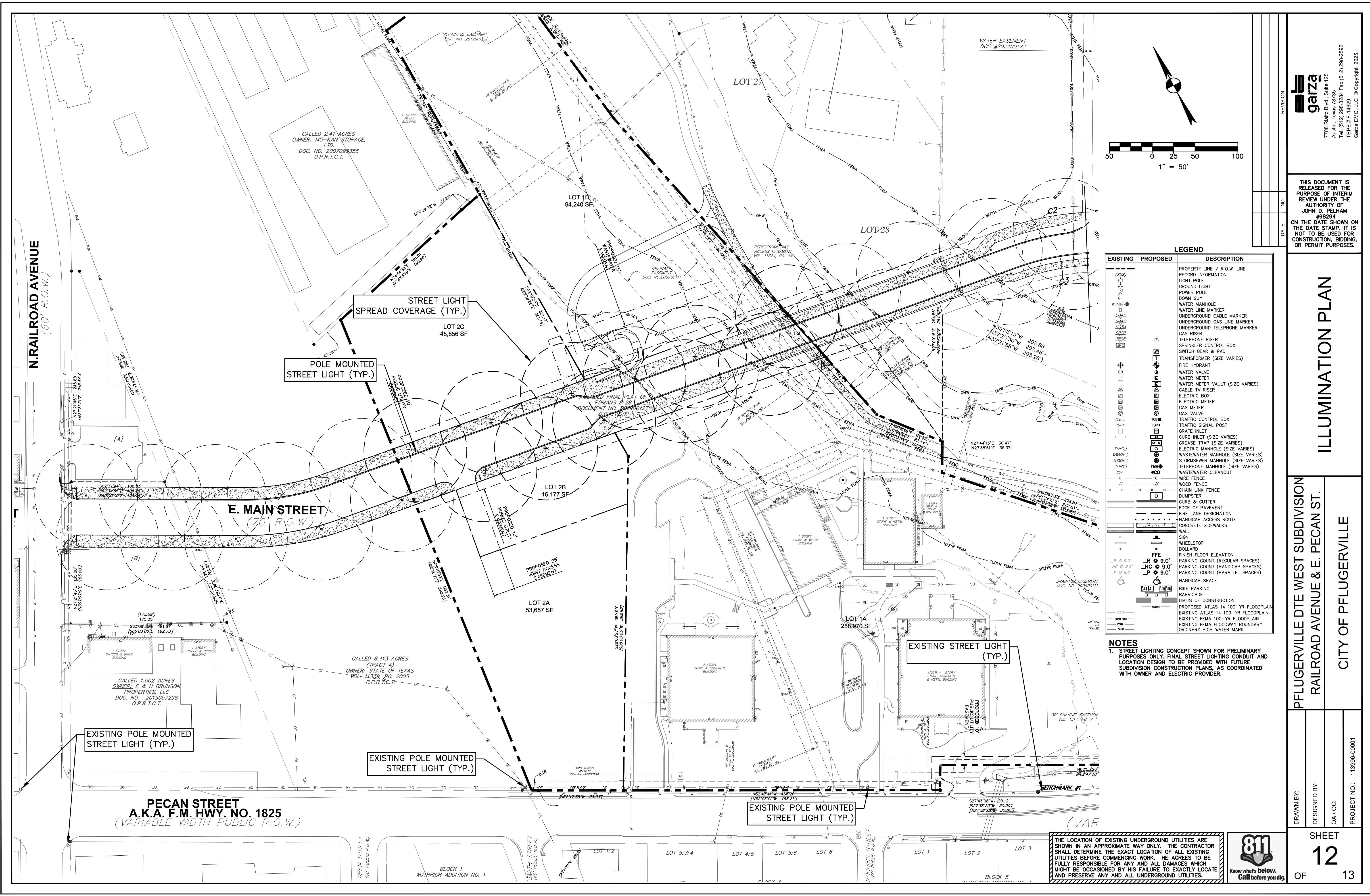
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RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

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LEGEND		
EXISTING	PROPOSED	DESCRIPTION
(XXX)		PROPERTY LINE / R.O.W. LINE
		RECORD INFORMATION
		GROUND LIGHT
		POWER POLE
		DOWN GUY
		WATER MANHOLE
		WATER LINE MARKER
		UNDERGROUND CABLE MARKER
		UNDERGROUND GAS LINE MARKER
		UNDERGROUND TELEPHONE MARKER
		GAS RISER
		TELEPHONE RISER
		SPRINKLER CONTROL BOX
		SWITCH GEAR & PAD
		TRANSFORMER (SIZE VARIES)
		FIRE HYDRANT
		WATER VALVE
		WATER METER
		WATER METER VAULT (SIZE VARIES)
		CABLE TV RISER
		ELECTRIC BOX
		ELECTRIC METER
		GAS METER
		GAS VALVE
		TRAFFIC CONTROL BOX
		TRAFFIC SIGNAL POST
		GRATE INLET
		CURB INLET (SIZE VARIES)
		GREASE TRAP (SIZE VARIES)
		ELECTRIC MANHOLE (SIZE VARIES)
		WASTEWATER MANHOLE (SIZE VARIES)
		STORMSEWER MANHOLE (SIZE VARIES)
		TELEPHONE MANHOLE (SIZE VARIES)
		WASTEWATER CLEANOUT
		WIRE FENCE
		WOOD FENCE
		CHAIN LINK FENCE
		DUMPSTER
		CURB & GUTTER
		EDGE OF PAVEMENT
		FIRE LANE DESIGNATION
		HANDICAP ACCESS ROUTE
		CONCRETE SIDEWALKS
		WALL
		WHEELSTOP
		BOLLARD
		FINISH FLOOR ELEVATION
		PARKING COUNT (REGULAR SPACES)
		PARKING COUNT (HANDICAP SPACES)
		PARKING COUNT (PARALLEL SPACES)
		HANDICAP SPACE
		BIKE PARKING
		BARRICADE
		LIMITS OF CONSTRUCTION
		PROPOSED ATLAS 14 100-YR FLOODPLAIN
		EXISTING ATLAS 14 100-YR FLOODPLAIN
		EXISTING FEMA 100-YR FLOODPLAIN
		EXISTING FEMA FLOODWAY BOUNDARY
		ORDINARY HIGH WATER MARK

NOTES
1. STREET LIGHTING CONCEPT SHOWN FOR PRELIMINARY PURPOSES ONLY. FINAL STREET LIGHTING CONDUIT AND LOCATION DESIGN TO BE PROVIDED WITH FUTURE SUBDIVISION CONSTRUCTION PLANS, AS COORDINATED WITH OWNER AND ELECTRIC PROVIDER.

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ILLUMINATION PLAN

PFLUGERVILLE DTE WEST SUBDIVISION
RAILROAD AVENUE & E. PECAN ST.

CITY OF PFLUGERVILLE

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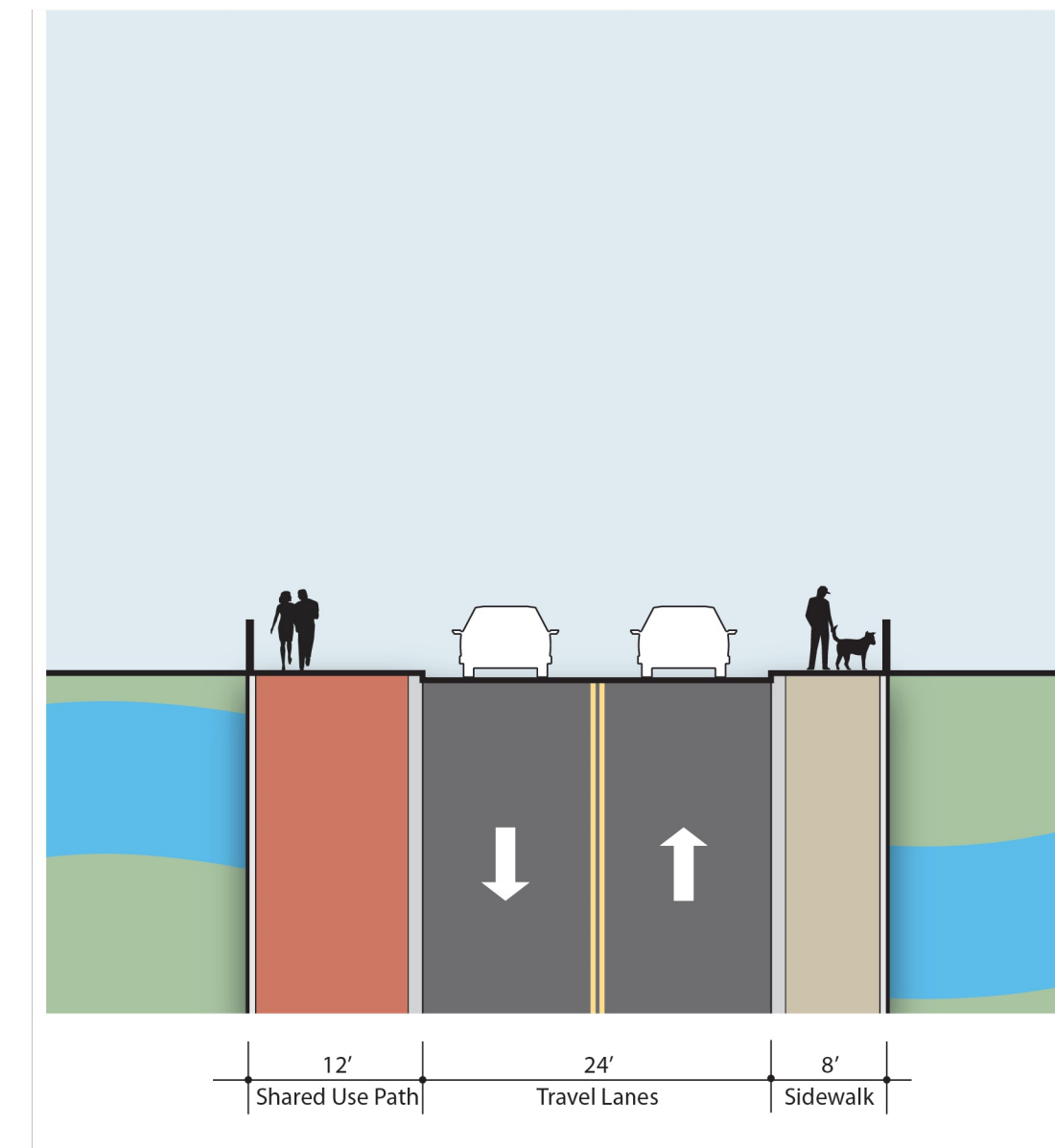
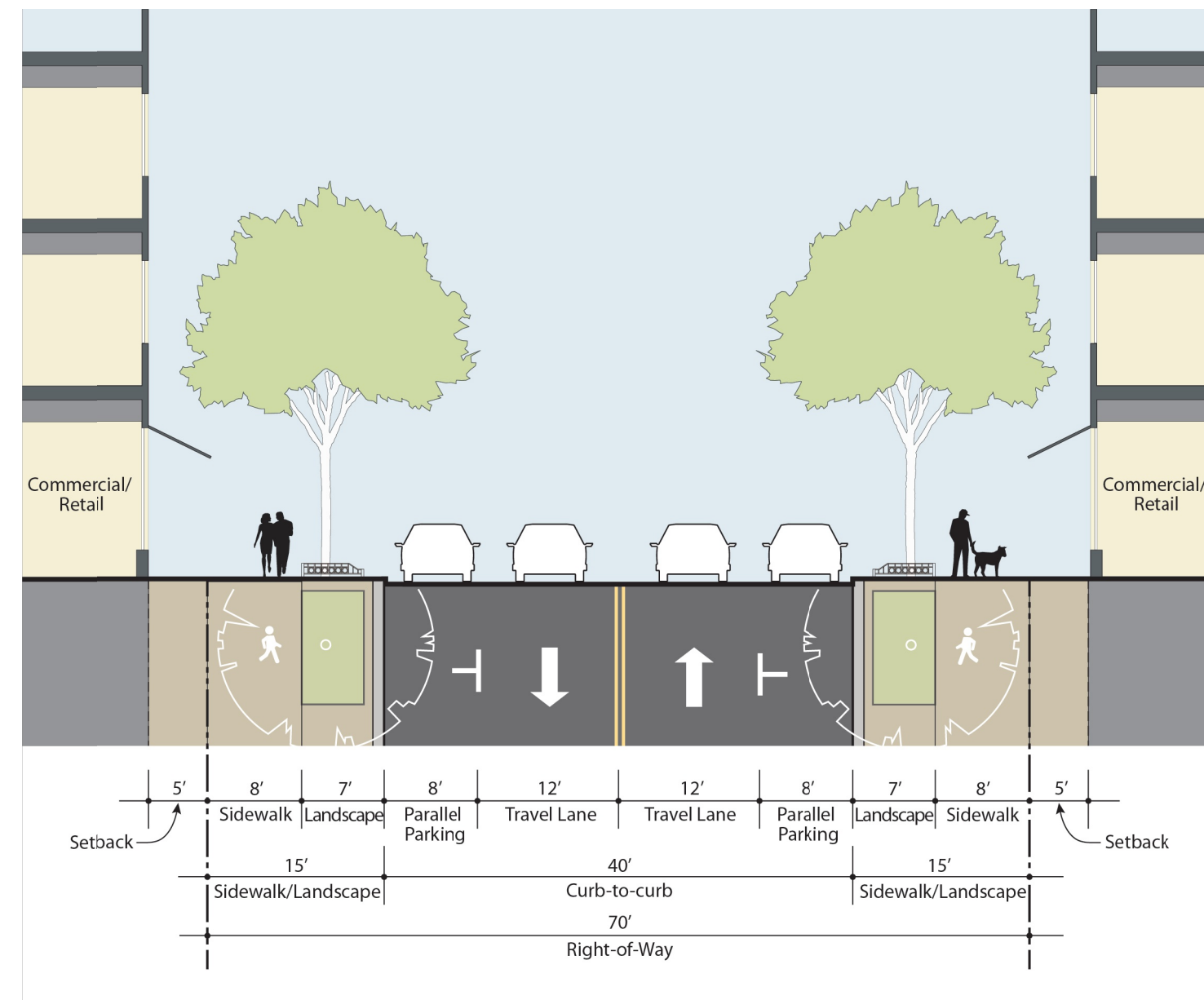
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**Know what's below.
Call before you dig.**